

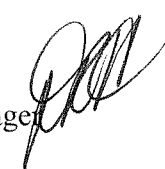



City of Loma Linda Official Report

Floyd Petersen, Mayor
Stan Brauer, Mayor pro tempore
Robert Christman, Councilmember
Robert Ziprick, Councilmember
Charles Umeda, Councilmember

COUNCIL AGENDA: September 13, 2005

TO: City Council

VIA: Dennis R. Halloway, City Manager 

FROM: Deborah Woldruff, AICP, Community Development Director 

SUBJECT: GENERAL PLAN AMENDMENT (GPA) NOS. 02-02 AND 02-05, ZONE CHANGE (ZC) NOS. 02-02 AND 02-05, SPECIFIC PLAN (SP) NOS. 02-08 AND 02-13 (UNIVERSITY VILLAGE AND ORCHARD PARK SPECIFIC PLANS)

RECOMMENDATION

The recommendation is that the City Council takes the following actions:

1. Adopt Council Bill R-2005-54 for the University Village and Orchard Park Project Environmental Impact Report, which:
 - a. Adopts and Approves the Statements of Overriding Considerations and Findings (pursuant to CEQA Guidelines Sections 15043, 15091, 15092, and 15093) for the significant unavoidable adverse impacts related to Aesthetics/Light and Glare, Air Quality, Land Use, and Noise that would result from implementation of the University Village and Orchard Park Specific Plan Projects;
 - b. Approve and Certify the Final Environmental Impact Report (FEIR), which includes the Draft EIR, Response to Comments, and Mitigation Monitoring Program based on the Findings; and,
 - c. Approves the Traffic Impact Analysis, prepared in compliance with the General Plan Traffic Impact Analysis, to meet the Regional Congestion Management Plan requirements.
2. Approve and Adopt the following Resolutions and Ordinances for the Orchard Park Specific Plan Project - 138 acres located north of Mission Road, south of Redlands Boulevard, east of the Southern California Edison Easement, and west of California Street:
 - a. Council Bill #R-2005-33.1 – General Plan Amendment No. 02-05, Amending the General Plan Land Use Designation from Business & Research Park (with support uses), Elementary School, and Community Park to Special Planning Area D (SPA D);

- b. Council Bill #R-2005-34.1 – Adopting Specific Plan No. 02-13 (Orchard Park) for the subdivision of 138 acres into approximately 990 units, including mixed use units, multi family and single-family residences and senior housing; approximately 13 acres of parks, including pocket parks, trails with connection to adjacent development and a central park with an 8-acre church site;
 - c. Council Bill #O-2005-08.1 – (First Reading/Set Second Reading for September 27) Zone Change No. 02-05 from Single-Family Residence (R-1), General Business (C-2), East Valley Corridor Specific Plan Special Development and Public Institutional to Planned Community (PC); and,
 - d. Council Bill #O-2005-10 – (First Reading/Set Second Reading for September 27) Adopting Specific Plan No. 02-13 (Orchard Park) for the subdivision of 138 acres into approximately 990 units, including mixed use units, multi family and single-family residences and senior housing; approximately 13 acres of parks, including pocket parks, trails with connection to adjacent development and a central park with an 8-acre church site.
3. Approve and Adopt the following Resolutions and Ordinances for the University Village Specific Plan 163.1 acres generally located north of Mission Road, south of Redlands Boulevard, east of the Southern California Edison Easement, and west of California Street:
- a. Council Bill #R-2005-33 – General Plan Amendment No. 02-02, Amending the General Plan Land Use Designation from Business & Research Park (with support uses), Elementary School, and Community Park to Special Planning Area D (SPA D);
 - b. Council Bill #R-2005-34 – Adopting Specific Plan No. 02-08 (University Village) for the subdivision of 163 acres into approximately 1,507 units, including mixed-use units, multi-family and single-family residences; 172,000 square feet of commercial/retail spaces, 25 acres of park land including a private community center, trails that connect to adjacent developments and open space to maintain the existing orange groves and an 11-acre school site for future elementary and junior high schools;
 - c. Council Bill #O-2005-08 – – (First Reading/Set Second Reading for September 27) Zone Change No. 02-02 from Single-Family Residence (R-1), General Business (C-2), East Valley Corridor Specific Plan Special Development and Public Institutional to Planned Community (PC); and,
 - d. Council Bill #O-2005-09 – (First Reading/Set Second Reading for September 27) Adopting Specific Plan No. 02-08 (University Village) for the subdivision of 163 acres into approximately 1,507 units, including mixed-use units, multi-family and single-family residences; 172,000 square feet of commercial/retail spaces, 25 acres of park land including a private community center, trails that connect to adjacent developments and open space to maintain the existing orange groves and an 11-acre school site for future elementary and junior high schools.

BACKGROUND

On August 16, 2005, the City Council closed the public hearing and approved the University Village Specific Plan, Land Use Plan and continued the project to the September 13, 2005 meeting for final actions. At that meeting, the City Council also closed the public hearing and

reviewed the Orchard Park Specific Plan, Land Use Plan and continued the project to the September 13, 2005 meeting in order to complete the project review and take final actions.

Additional background information on the two projects is available in the Planning Commission and City Council Staff Reports that were previously distributed.

ANALYSIS

The University Village and Orchard Park Specific Plan projects have been in the City's development review process since early in 2002. The changes that have resulted during the review process are evident when the original requests are compared to the revised requests that are before the City Council for final action.

Original Requests

The original request is to change the General Plan Land Use designations from the Business & Research Park (with Support Uses), Elementary School, and Community Park to the Mixed Use designation. There is also a request to change the Zoning Maps from Single-Family Residence (R-1), General Business (C-2), and East Valley Corridor Specific Plan Special Development and Public Institutional to Planned Community (PC) to accommodate the adoption of two specific plans (University Village and Orchard Park), and future subdivision of 308 acres into 677 single family units, 1,760 multi-family units, 591 mixed use residential units, and 675,118 square feet of commercial space, 459,558 square feet of commercial/office within mixed use, and 15.7 acres of institutional, 19.7 acres of park land, and an elementary school. The project site is located north of Mission Road, south of Redlands Boulevard, east of the Edison Easement, and west of California Street.

Revised Requests

The revised requests still include the General Plan Amendments, Specific Plans, and Zone Changes. However, the revised requests result in a reduction of the overall density for both projects by a total of 531 units and a net decrease of 18 percent. The total number of units for University Village is 1,507, which includes mixed-use units and multi-family and single-family residences. The total number of units for Orchard Park is 990, which includes mixed-use units and multi-family and single-family residences. The revised projects propose a total of 2,497 units for the residential and nonresidential (mixed-use) areas and are in compliance with the policy requirements of Special Planning Area D.

ENVIRONMENTAL

California Environmental Quality Act (CEQA) Compliance

On April 2, 2004, staff released the Notice Of Preparation (NOP) Of A Program Environmental Impact Report (EIR). Comments received during the previous NOP public review period in September 2002 were also considered. The Draft EIR was completed during the latter part of August 2004 and released with the Notice Of Completion and Availability (NOC/A) for public review on September 8, 2004. Pursuant to the California Environmental Quality Act, the 45-day

public review period began on Wednesday, September 8, 2004, and ended on Friday, October 22, 2004.

Section 3.0 of the Draft EIR provides information on the environmental process, project description, location and setting. The Executive Summary, Section 2.0 of the Draft EIR summarizes the environmental impacts, identifies mitigation measures, and explains that the University Village and Orchard Park will result in some significant unavoidable adverse impacts related to Aesthetics/Light and Glare, Air Quality, and Noise. The analysis of these impacts is contained in Section 5.0 Description of Environmental Setting, Impacts and Mitigation Measures, Section 6.0 Long-Term Implications of Proposed Projects, Section 5.0 Alternatives to the Proposed Projects, Section 8.0 Significant Environmental Effects That Cannot Be Avoided if the Proposed Projects are Implemented, and Section 9.0 Effects Found Not To Be Significant. Because these impacts cannot be mitigated to a level of non-significance, Statements of Overriding Considerations and Findings have been prepared by the Consultant and staff for adoption by the City Council (pursuant to the CEQA Guidelines Sections 15043, 15091, 15092, and 15093).

It should be noted that during the public review process, both projects have been modified to reduce the allowable residential densities, provide more park land, open space area, trails and walkways, and refine the development standards and design guidelines (i.e., historical architectural styles, landscape and street design). As a result, the potential impacts for the two projects, generally in all environmental categories, will be less than what was originally anticipated in the project FEIR. Essentially, the FEIR provides a worst case analysis.

Regional Congestion Management Plan (CMP) Compliance

The University Village and Orchard Park projects are subject to the requirements of the CMP. The Master Traffic Impact Analysis (TIA) that was prepared for the General Plan Update Project to analyze the traffic impacts and identify appropriate mitigations and fair share contributions toward roadway improvements for future development projects in the City was previously approved by the San Bernardino Associated Governments (SANBAG). The FEIR for the Specific Plan projects includes a Traffic Study that was based on the City's Master TIA. The Traffic Study further addresses the CMP requirements and also addresses traffic issues at the project level. Implementation of traffic mitigation measures identified in the FEIR will ensure that both projects comply with the CMP.

FINANCIAL IMPACT

Other than the costs associated with the preparation of the Draft Final Environmental Impact Report and revenue from the sale of the City's land to Lewis Operating Corporation, the financial impacts of the University Village/Orchard Park Specific Plan Projects are not known at this time. However, staff anticipates that the collection of plan check fees, building and construction permits, and Development Impact Fees for future projects within the Specific Plan areas will be substantial.

ATTACHMENTS

1. Council bill #R-2005-54 (University Village/Orchard Park Projects FEIR)
Exhibits:
 - A. Final Environmental Impact Report (including DEIR; Response to Comments; Mitigation Monitoring Program; and, Findings for Statements of Overriding Conditions)
2. Council Bill #R-2005-33.1 (GPA No. 02-05, Orchard Park)
Exhibits:
 - A. Text Amendment (SPA D)
 - B. Map Amendment
3. Council Bill #R-2005-34.1 (SP No. 02-13, Orchard Park)
Exhibit:
 - A. Orchard Park Specific Plan (April 20, 2005)
4. Council Bill #R-2005-10 (SP No. 02-13, Orchard Park)
Exhibit:
 - A. Orchard Park Specific Plan (April 20, 2005)
5. Council Bill #R-2005-08.1 (AC No. 02-05, Orchard Park)
Exhibit:
 - A. Map Amendment
6. Council Bill #R-2005-33 (GPA No. 02-02, University Village)
Exhibits:
 - A. Text Amendment (SPA D)
 - B. Map Amendment
7. Council Bill #R-2005-34 (SP No. 02-08, University Village)
Exhibit:
 - A. University Village Specific Plan (September 2005)
8. Council Bill #O-2005-09 (SP No. 02-08, University Village)
Exhibit:
 - A. Map Amendment
9. Council Bill #O-2005-08 (AC No. 02-02, University Village)
Exhibit:
 - A. University Village Specific Plan (September 2005)
10. Findings – Certificate of Appropriateness; and, General Plan/Specific Plan and Zone Change